003.0	0003	0029.0	1 of 1	Residential
Map	Block	Lot	CARD	ARLINGTON

	Total Card	/	Total Parcel
APPRAISED:	913,900	/	913,900
USE VALUE:	913,900	/	913,900
ASSESSED:	913,900	/	913,900

PROPERTY LOCATION

No	Alt No	Direction/Street/City
14	-16	MELROSE ST, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	NAPOLI DENNIS & DIANE J/TRS
Owner 2:	DENNIS N NAPOLI REVOCABLE TR
Owner 3:	DIANE J NAPOLIS REVOCABLE TR
Street 1:	38 TREASURE LANE
Street 2:	
Twn/City:	MASHPEE
St/Prov:	MA Cntry: Own Occ: N
Postal:	02649 Type:

PREVIOUS OWNER

Owner 1:	NAPOLI DENNIS & DIANE J -
Owner 2:	-
Street 1:	38 TREASURE LANE
Twn/City:	MASHPEE
St/Prov:	MA Cntry:
Postal:	02649

NARRATIVE DESCRIPTION

This parcel contains 4,500 Sq. Ft. of land mainly classified as Two Family with a Multi-Garden Building built about 1930, having primarily Asbestos Exterior and 2555 Square Feet, with 2 Units, 3 Baths, 0 3/4 Bath, 0 HalfBath, 12 Rooms, and 6 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R2	TWO FAMIL	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo	1	Level
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
104	4500.000	467,300	2,600	444,000	913,900
Total Card	0.103	467,300	2,600	444,000	913,900
Total Parcel	0.103	467,300	2,600	444,000	913,900

Source: Market Adj Cost | Total Value per SQ unit /Card: 357.73 | /Parcel: 357.7

Legal Description

Entered Lot Size
Total Land:
Land Unit Type:

PREVIOUS ASSESSMENT

Parcel ID: 003.0-0003-0029.0

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	104	FV	467,900	2600	4,500.	444,000	914,500	914,500	Year End Roll	12/18/2019
2019	104	FV	361,600	2600	4,500.	471,800	836,000	836,000	Year End Roll	1/3/2019
2018	104	FV	361,600	2600	4,500.	344,100	708,300	708,300	Year End Roll	12/20/2017
2017	104	FV	339,600	2600	4,500.	299,700	641,900	641,900	Year End Roll	1/3/2017
2016	104	FV	339,600	2600	4,500.	255,300	597,500	597,500	Year End	1/4/2016
2015	104	FV	303,500	2600	4,500.	249,800	555,900	555,900	Year End Roll	12/11/2014
2014	104	FV	303,500	2600	4,500.	205,400	511,500	511,500	Year End Roll	12/16/2013
2013	104	FV	315,500	2600	4,500.	195,400	513,500	513,500		12/13/2012

SALES INFORMATION

TAX DISTRICT:

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
NAPOLI DENNIS &	1516-141		10/11/2017	Convenience	1	No	No		
NAPOLI GUISEPPE	1113-200		7/27/1993		1	No	No		A

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment

ACTIVITY INFORMATION

Date	Result	By	Name
8/11/2017	MEAS&NOTICE	HS	Hanne S
4/4/2009	Meas/Inspect	197	PATRIOT
9/20/1999	Meas/Inspect	256	PATRIOT
8/26/1996		MF	

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
104	Two Family		4500		Sq. Ft.	Site		0	80.	1.23	1									443,999						444,000	

Total AC/HA: 0.10331 | Total SF/SM: 4500 | Parcel LUC: 104 | Two Family | Prime NB Desc: ARLINGTON | Total: 443,999 | Spl Credit | Total: 444,000

User Acct

2963

GIS Ref

GIS Ref

Insp Date

08/11/17

!296!

PRINT

Date	Time
12/10/20	16:07:25

LAST REV

Date	Time
11/09/17	09:04:20

ekelly

PAT ACCT. 296

Patriot Properties Inc.

USER DEFINED

Prior Id # 1:	2963
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	13 - Multi-Garden		
Sty Ht:	2A - 2 Sty +Attic		
(Liv) Units:	2	Total:	2
Foundation:	2 - Conc. Block		
Frame:	1 - Wood		
Prime Wall:	5 - Asbestos		
Sec Wall:			%
Roof Struct:	1 - Gable		
Roof Cover:	1 - Asphalt Shgl		
Color:	YELLOW		
View / Desir:			

GENERAL INFORMATION

Grade:	C - Average		
Year Blt:	1930	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:		Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wall	2 - Plaster		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:			%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:			
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	2 - Gas		
Heat Type:	3 - Forced H/W		
# Heat Sys:	2		
% Heated:	100	% AC:	
Solar HW:	NO	Central Vac:	NO
% Com Wall		% Sprinkled:	

BATH FEATURES

Full Bath	3	Rating:	Average
A Bath:		Rating:	
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:		Rating:	
A HBth:		Rating:	
OthrFix:		Rating:	

OTHER FEATURES

Kits:	2	Rating:	Average
A Kits:		Rating:	
Frpl:		Rating:	
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	AG - Avg-Good	26.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	26.4	%

CALC SUMMARY

Basic $ / SQ:	170.00
Size Adj.:	1.11460173
Const Adj.:	0.94040596
Adj $ / SQ:	178.190
Other Features:	121500
Grade Factor:	1.00
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	634909
Depreciation:	167616
Depreciated Total:	467293

COMMENTS

04-04-2009 SAW FFL & BMT.

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units:	2

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												

Totals	RMs:	12	BRs:	6	Baths:	3	HB	

REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

No Unit	RMS	BRS	FL
2	6	3	
Totals			
2	12	6	

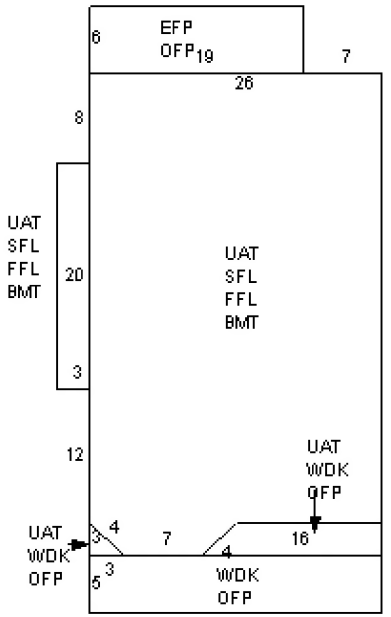
COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:		Ind.Val	

Juris. Factor:		Before Depr:	178.19
Special Features:	0	Val/Su Net:	109.41
Final Total:	467300	Val/Su SzAd	206.77

SKETCH



SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
BMT	Basement	1,130	53.460	60,407
FFL	First Floor	1,130	178.190	201,355
SFL	Second Floor	1,130	178.190	201,355
UAT	Upper Attic	295	124.730	36,765
OFP	Open Porch	293	20.810	6,098
WDK	Deck	179	10.900	1,950
EFP	Enclos Porch	114	48.060	5,479
	Net Sketched Area:	4,271	Total:	513,409
Size Ad	2260	Gross Are	5155	FinArea 2555

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten
UAT	100	FLA	100	A	

IMAGE

AssessPro Patriot Properties, Inc

MOBILE HOME

Make:		Model:		Serial #:		Year:		Color:	

SPEC FEATURES/YARD ITEMS

PARCEL ID 003.0-0003-0029.0

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value
3	Garage	D	Y	1	12X18	F	FR	1930	23.92	T	50	104			2,600			2,600

More:	N	Total Yard Items:	2,600	Total Special Featues:		Total:	2,600